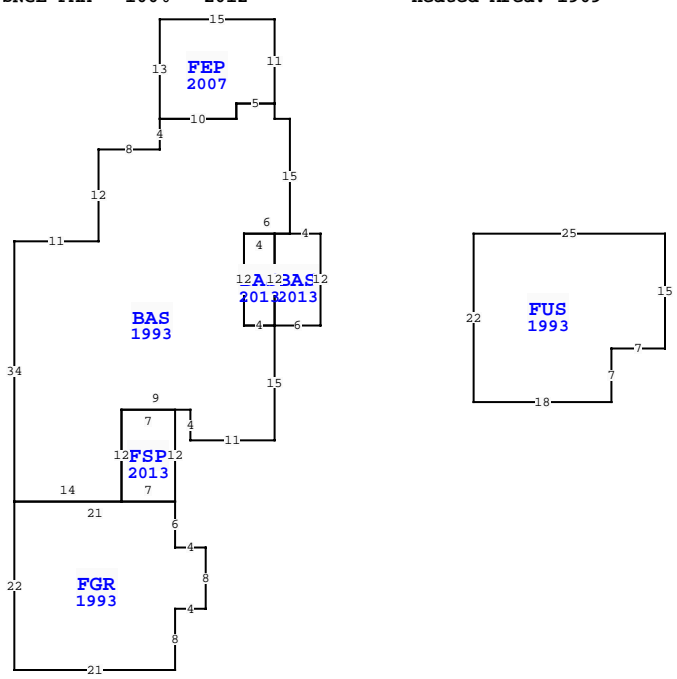


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	80		
Exterior Wall	16	WD FR STUC	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms			3	100	
Bathrooms			2	100	
Frame	02	WOOD FRAME	100		
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB	100		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1075.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	156,355
BAS	48	100	2013	48	5,827
BAS	72	100	2013	72	8,741
FEP	185	80	2007	148	17,966
FGR	494	55	1993	272	33,019
FSP	84	40	2013	34	4,127
FUS	501	100	1993	501	60,819
TOTALS	2,672			2,363	286,854

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,363	107.3100	141.65	334,719	1987	1995		0	0	14.30	85.70
1 SNGL FAM - 100% - 2012 Heated Area: 1909 HX Base Yr 2012												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2		STANDARD
Tax Dist:			
BUILDING MARKET VALUE	286,854		
TOTAL MARKET OB/XF VALUE	7,471		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	594,325		
SOH/AGL Deduction	329,939		
ASSESSED VALUE	264,386		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	213,664		
TOTAL JUST VALUE	594,325		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	540,910		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122556	REPAIR/RRF	800	12/21/2012
20122551	WIR/ADD	500	12/20/2012
20122371	127 FR ADDITION	14,000	11/19/2012
20100609	H/AC	5,000	04/15/2010
20070594	REPAIR/RRF	7,900	04/12/2007
20042097	REPAIR/RRF	3,000	11/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/0774	7/02/2002	WD	Q	I		207,300
GRANTOR: LANG MARCIA K						
GRANTEE: GAITO MICHAEL J & L						
0782/0970	1/17/1997	WD	Q	I		138,900
GRANTOR: BARNARD JOHN F & CYNTHIA						
GRANTEE: LANG MARCIA K						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			796.00	SF	5.20	1987	1987	3	49.5	2,049
2	0810	CONCRETE A	0	100	3	49			147.00	SF	6.50	1987	1987	3	49.5	473
3	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	1987	1987	3	60	1,200
4	0825	BRICK	0	100	0	0			326.00	SF	12.50	1998	1998	3	92	3,749

102 EIDER CT, FERNANDINA BEACH

BLD DATE	04/16/2008	DJJW	LGL DATE	
XF DATE			LAND DATE	04/30/2025
INC DATE			AG DATE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W4 BAS=[YR=1993] N15 W2 N2 FEP=[YR=2007] N11 W15 S13 E10 N2 E5 \$ W5 S2 W10 S4 W8 S12 W11 S34 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FSP=[YR=2013] N12 W7 S12 E7 \$ W21 \$ E14 N12 E9 S4 E11 N15 BAS=[YR=2013] N12 W4 S12 E4\$ W4 N12 E6\$ W2 S12 E6 N12 \$ PTR= E20FUS=[YR=1993] E25 S15 W7 S7 W18 N22 \$ W20 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							